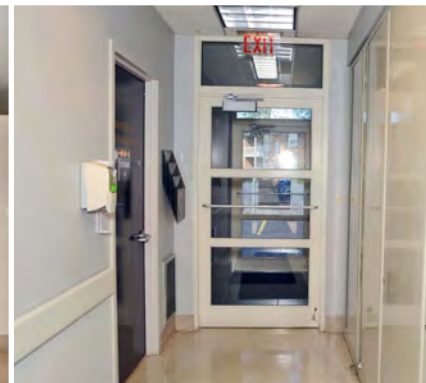
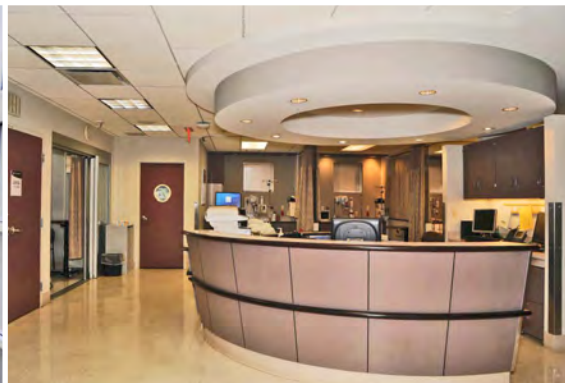


PRIME MEDICAL SPACE AVAILABLE

AMBULATORY SURGERY CENTER (ASC)

29017 CEDAR ROAD, LYNDHURST, OHIO



HIGHLIGHTS:

- Ambulatory surgery center containing over 10,209 SF – available for lease
- Excellent location - directly adjacent to Brainard Place Medical Center
- Great frontage at the corner of Cedar and Brainard Road, right next to the I-271 interchange
- Exposure to over 105,000 vehicles per day highway visibility
- Ample parking - over 250 free surface spaces
- Excellent ground and building signage available

For more information, contact:

BOB NOSAL
Executive Managing Director
216.453.3000
bnosal@ngkf.com
Licensed real estate broker

1350 Euclid Avenue, Suite 300, Cleveland, Ohio

**Newmark Grubb
Knight Frank**

www.ngkf.com/cleveland



Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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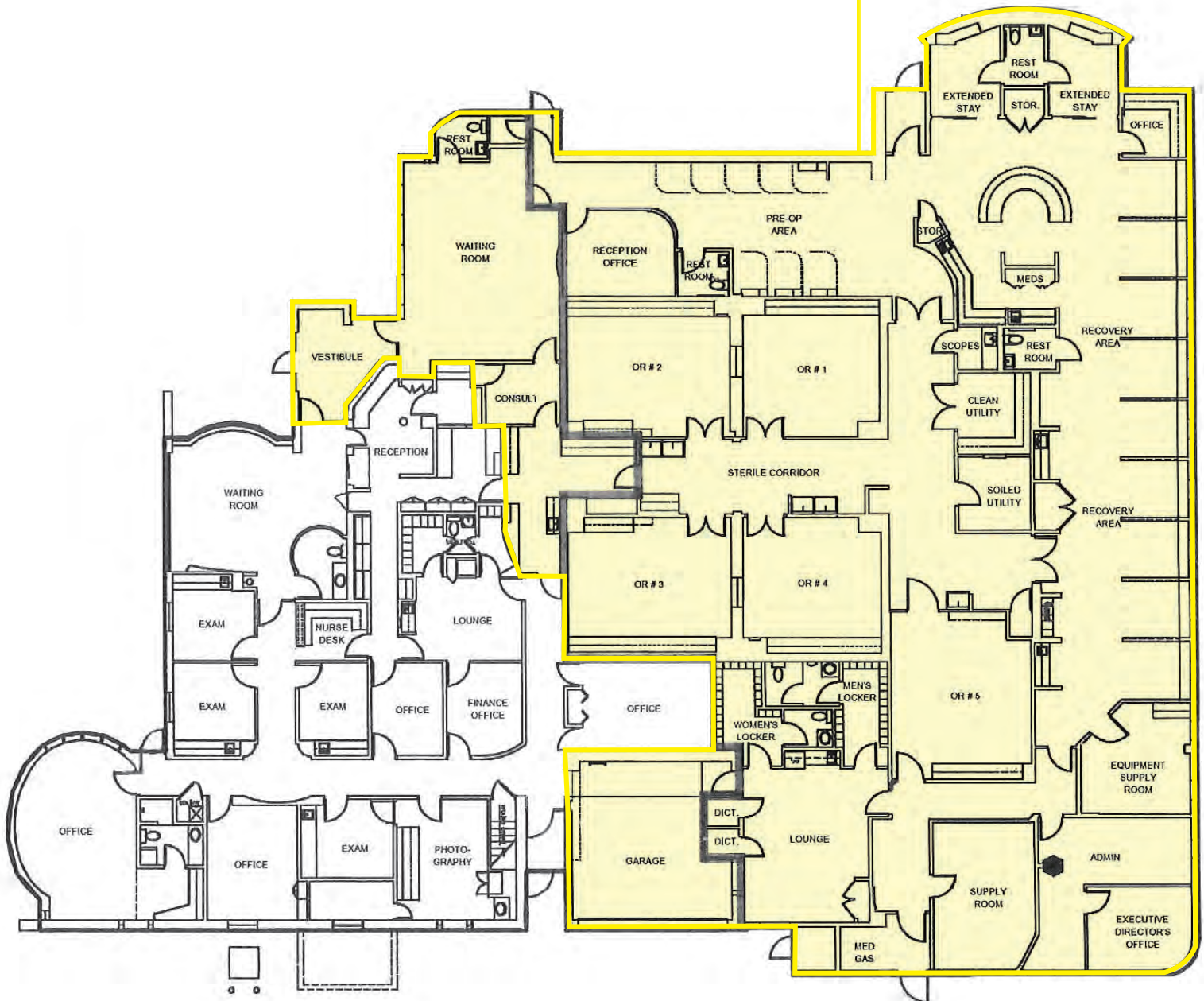
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APPROX. 10,209 SF



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PRIME MEDICAL SPACE AVAILABLE

AMBULATORY SURGERY CENTER (ASC)

29017 CEDAR ROAD, LYNDHURST, OHIO



GREAT LOCATION:

- Centrally-located at the intersection of I-271, Cedar Road and Brainard Road
- Easy access to all major highways and eastern suburbs
- Minutes to prestigious retail centers including Legacy Village, Beachwood Place Mall and Eton Collection



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